

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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File Number: 12-A-02-UR **Related File Number:**
Application Filed: 10/31/2002 **Date of Revision:**
Applicant: MATTIE E. COLEMAN MEMORIAL C.M.E. CHURCH/ DAVE LUTTRELL
Owner:

PROPERTY INFORMATION

General Location: Northwest side of Selma Ave northeast of Curie Pl
Other Parcel Info.:
Tax ID Number: 82 N D 23 **Jurisdiction:** City
Size of Tract: 15000 square feet
Accessibility: Access is via Selma Av., a local street with a pavement width of 28' within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Church parking lot **Density:**
Sector Plan: East City **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: Zoning in the area is R-1 residential. Development in the area consists primarily of single family dwellings. The existing church is proposing to expand into their existing parking area. The proposed parking lot will replace the lost parking spaces and provide additional parking for the church.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 2529 Selma Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Single Family Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed: **No. of Lots Approved:** 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the plan for the parking lot as shown on the development plan subject to 7 conditions

- Staff Recomm. (Full):**
1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
 2. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
 3. Installing all landscaping, as shown on the development plan, within six months of completion for this project.
 4. Providing a 5' privacy fence along the property line between the parking lot and the residence located at 2533 Selma Av.
 5. Meeting all applicable requirements of the City of Knoxville Arborist.
 6. Meeting all applicable requirements of the Knox County Health Department.
 7. Obtaining a front yard setback variance from the Knoxville Board of Zoning Appeals.

With the conditions noted, this request meets all requirements for approval in the R-1 zoning district and the other criteria for approval of a use on review.

Comments: EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed parking lot will have minimal impact on local services since all utilities and access are already in place to serve this site.
2. The use as proposed with the required privacy fence will have little or no impact on the surrounding residential uses.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ORDINANCE

1. The proposed parking lot is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.
2. A variance to the front yard setback for the parking lot will be required.
3. The plan meets all other requirements of the Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The request conforms with the Knoxville East Sector Plan which proposes low density residential uses for this area. A church with its accessory uses such as parking is considered an appropriate use in a low density area if it will not have a detrimental impact on the adjoining uses.

MPC Action: Approved

MPC Meeting Date: 12/12/2002

- Details of MPC action:**
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Summary of MPC action: APPROVE the plan for the parking lot as shown on the development plan subject to 7 conditions

Date of MPC Approval: 12/12/2002

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: